

FROM LATHAM & WATKINS

(THU) 4. 9'98 8:56/ST. 8:56/NO. 4860252109 P 2

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES
CALIFORNIA



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Los Angeles, CA 90012
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Pat Healy
Chief Legislative Assistant

98-0172

CD 15

March 31, 1998

RICHARD J. RORDAN
MAYOR

Dale Neal/Cindy Starrett
Latham & Watkins
633 West 5th Street, Suite 4000
Los Angeles, CA 90071

Councilmember Svorinich
Bureau of Engineering,
Development Services Div.
Attn: Homer Morimoto
Planning Commission,
CPC 97-0278 (ZC) (GPA) (SPR)
Advisory Agency
Police Department
Planning Department,
GIS Section - Attn: Fae Tsukamoto
221 North Figueroa St, Room 900

Planning Department,
Community Planning Section
Bureau of Street Lighting,
"B" Permit Section
Transportation Department,
Traffic/Planning Sections
Director of Planning
Department of Building & Safety
cc: Zoning Coordinator

Vistar Development Company
12731 Towne Center Drive,
Suite #1
Cerritos, CA 90703

Boeing Realty Corp. Formerly:
McDonnell Douglas Realty Co.
4060 Lakewood Boulevard
Long Beach, CA 90808

RE: PLAN AMENDMENT AND ZONE CHANGE FOR PROPERTY AT 1414 WEST 190TH STREET,
SOUTHWEST CORNER OF 190TH STREET AND NORMANDIE AVENUE, WITHIN HARBOR
GATEWAY DISTRICT PLAN

At the meeting of the Council held March 20, 1998, the following
action was taken:

Attached report adopted.....	X
Attached resolution adopted.....	X
Ordinance adopted.....	X
To the Mayor FORTHWITH.....	X
Ordinance Number.....	171965
Publication date.....	04-02-98
Effective date.....	05-03-98
Mayor approved.....	03-30-98
Findings adopted.....	X
EIR certified.....	X

J. Michael Carey

City Clerk
bem

steno\980172

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BOE-C6-0110050

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 98-0172

Your PLANNING AND LAND USE MANAGEMENT Committee

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	<u> </u>

ENVIRONMENTAL IMPACT REPORT, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE relative to a Plan amendment and zone change for property at 1414 West 190th Street, southwest corner of 190th Street and Normandie Avenue, within Harbor Gateway District Plan.

Recommendations for Council action:

1. CERTIFY that the Environmental Impact Report (EIR No. 96-0090(SUB)(ZV)(CUB)(DA) and Addendum; State Clearing House No. 96-051050) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the lead agency City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council File 98-0172 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Environmental Impact Report.
2. ADOPT FINDINGS of the City Planning Commission as the Findings of the City Council.
3. ADOPT accompanying RESOLUTION as recommended by the Mayor, the City Planning Commission, the Director of Planning and the General Plan Advisory Board, APPROVING the proposed Plan amendment from Heavy Industrial to Neighborhood and Office Commercial for the property located at 1414 West 190th Street, southwest corner of 190th Street and Normandie Avenue, within the Harbor Gateway District Plan area - Periodic Plan Review - Window 90 - Geographic Area No. 2 - Central and South Los Angeles.

Applicant: Vestar Development Co. CPC 97-0278(ZC)(GPA)

(Public Hearing Scheduled in Council March 17, 1998)

4. PRESENT and ADOPT accompanying ORDINANCE, approved by the City Planning Commission, changing the zone from M3-1 industrial zone classification to [T][Q]C2-1 commercial zone

classification for a retail center and hotel for said property.

Said rezoning shall be subject to the permanent [Q] Qualified classification zone limitations as shown on the attached sheets.

5. REMOVE [T] classification as described in detail on the sheet(s) attached to this Committee report.
6. INSTRUCT the Planning Department (GIS) to update the General Plan and appropriate maps pursuant to this action.

Fiscal Impact Statements: The City Planning Department advises that there is no General Fund impact, as administrative costs are recovered through fees.

Summary:

On March 3, 1998, the Planning and Land Use Management Committee considered the transmittal from the Mayor and Director of Planning relative to the recommendations of the City Planning Commission in approving the proposed Plan amendment from Heavy Industrial to Neighborhood and Office Commercial and concurrent zone change from M3-1 industrial zone classification to the [T][Q]C2-1 commercial zone classification for a retail center and hotel for property at 1414 West 190th Street/southwest corner of 190th Street and Normandie Avenue, within the Harbor Gateway District Plan Area - Periodic Plan Review - Window 90 - Geographic Area No. 2 - Central and South Los Angeles.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

KC:ys
3-6-98

Enc: CPC 97-0278 (ZC) (GPA) (SPR)
Ordinance

CD 15

Attachments: Resolution
Plan Amendment Map
[Q] & [T] Conditions

Note: (Notice has been published not less than 10 days prior to the public hearing date pursuant to Section 11.5.6 B and D of the Municipal Code).

REPT, FINDINGS,
RESOL. + ORD.
ADOPTED

1990172

MAR 20 1998
TO THE MAYOR FORTHWITH
Los Angeles City Council
EIR CERTIFIED

RESOLUTION

WHEREAS, as the City Planning Commission, on December 11, 1997, recommended approval of a general plan amendment from Heavy Industrial to Neighborhood & Office Commercial on 27.5 acres of property located at 1414 West 190th Street/Southwest corner of 190th Street and Normandie Avenue within Harbor Gateway District Plan. Also, Commission approved a rezoning, from the M3-1 industrial zone classification to the C2-1 commercial zone classification on the 27.5 acres for a retail center including the construction and maintenance of a 122-room hotel on 2.26 acres of the subject site.

WHEREAS, such a plan amendment is necessary to maintain consistency, as required by state Law, with an accompanying zone change pending adoption;

WHEREAS, pursuant to the provisions of the City Charter, the Mayor and the City Planning Commission have transmitted their recommendations;

WHEREAS, the proposed plan amendment to Neighborhood & Office Commercial is consistent with the intent and purpose of the Harbor Gateway District Plan to designate land uses in an orderly and unified manner;

WHEREAS, the proposed plan designation will result in uniformity of the land use pattern relative to size and shape of the adjacent properties;

WHEREAS, objectives of the Harbor Gateway District are to provide adequate commercial designations to accommodate growth and population trends; and,

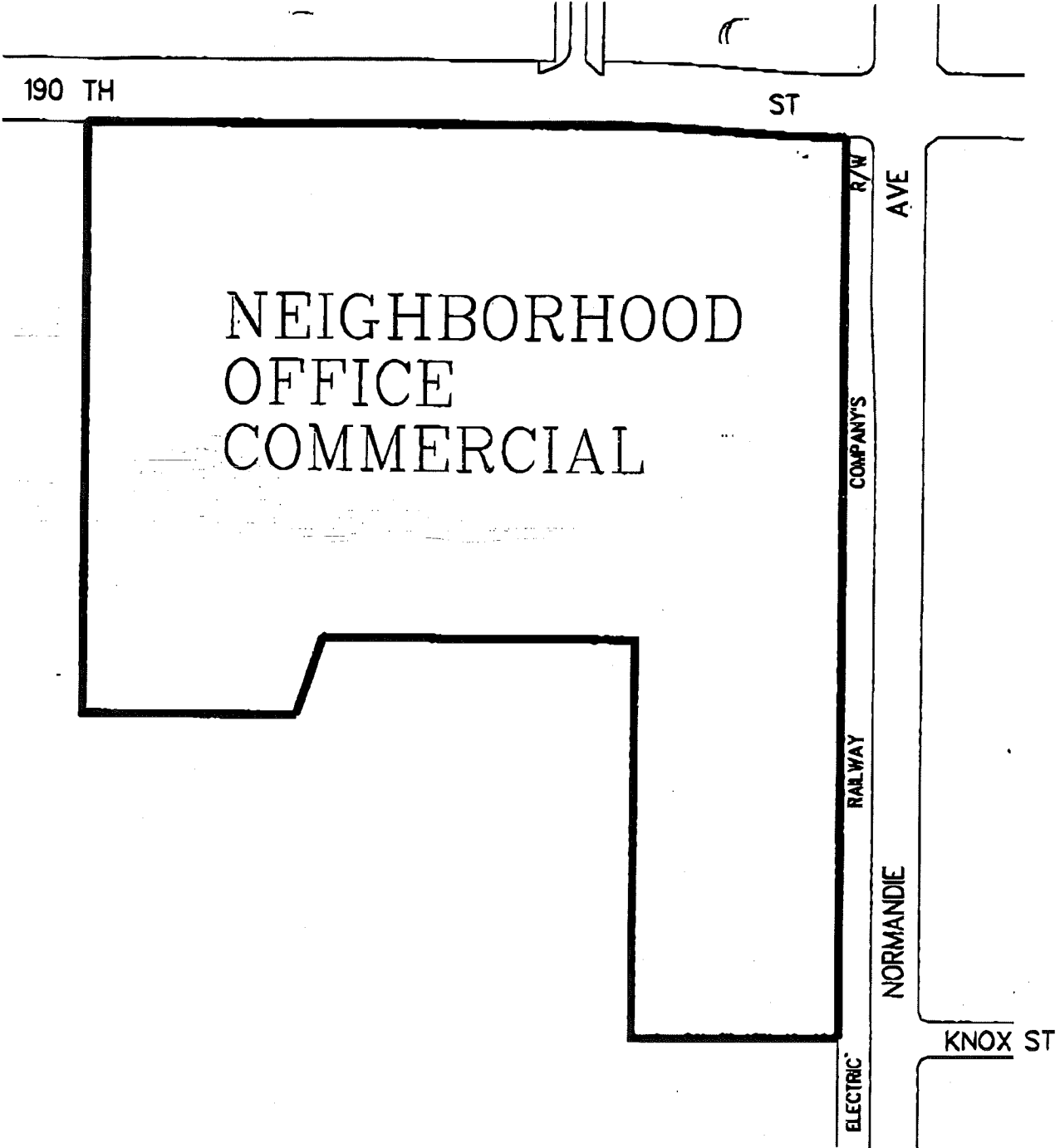
NOW, THEREFORE, BE IT RESOLVED that the Harbor Gateway District Plan be amended as shown on the Proposed Plan Amendment map.

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF MAR 20 1998
BY A MAJORITY OF ALL ITS MEMBERS.



J. MICHAEL CAREY,
CITY CLERK

BY Barbara Thomas
DEPUTY



NOT TO SCALE

PLAN AMENDMENT	CPC 97-0225 ZC/GPA
CM 057B193 057B197 060B193 060B197	AFT / R A J 12/22/97

HARBOR GATEWAY

[Q] QUALIFIED
CONDITIONS OF APPROVAL

Sec. 2 Pursuant to Section 12.32-K of the Los Angeles Municipal Code the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the Permanent "Q" Qualified Classification.

A. Administrative

1. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department.
2. Approval verification and submittal. Copies of any approvals, guarantees or verification of consultations, reviews or approvals, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
3. Definition. Any agencies, public officials, or legislation referenced in these conditions shall mean the agencies, public officials, legislation or their successors, designees or amendments to any legislation.
4. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any other designated agency, or the agency's successor, and in accordance with any stated laws or regulations, or any amendments thereto.
5. Plan. The subject property shall be developed substantially in conformance with Exhibit No. E-3, attached to City Plan Case No. 97-0278(ZC) (GPA) (SPR), and subject to the conditions of approval. Deviations may be allowed in order to comply with provisions of the Municipal Code and the intent of the subject permit authorization.
6. Prior to recordation of the final map, or prior to the issuance of any grading or building permit, whichever occurs first, the applicant shall submit and record as a

Covenant and Agreement a Mitigation Monitoring and Reporting Program satisfactory to the Department of City Planning that incorporates all mitigation measures required in the Final EIR No. 96-0096 (SUB) (CUB) (ZV) (DA) and additional conditions required by the subject action.

The program shall require the applicant to identify mitigation monitor(s) who shall provide annual status reports for a period of ten years, beginning immediately after completion of construction of each phase of the development, to implement mitigation items required. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the mitigation items, and identify the method of City Planning Department Plan Approval Sign-off (i.e., development conditions shown on plans, operational conditions shown in covenant and agreement, and/or verification letters from the responsible agencies).

B. Conditions on Use.

1. Hotel.

- a. No residential development, defined in terms of a dwelling unit used as a primary residence by its occupant, shall be allowed.
- b. Kitchenettes. If development of a hotel occurs, said hotel may include guest rooms which have hospitality kitchenettes provided that the design of such a kitchenette is limited to a single compartment sink, a microwave oven, a two-burner cook top, and a refrigerator. The appliances in these rooms shall provide only hospitality conveniences to business travelers and shall not be of a full service nature such as a full 4-burner stove top range and oven, garbage disposal, and dishwasher. The floor area for such kitchenettes shall be less than 50 square feet.
- c. Remediation. The California Regional Water Quality Control Board (RWQCB) is the lead agency responsible for the assessment and regulation of environmental site conditions related to past industrial uses of the property. Prior to the issuance of building permits for any hotel use, the project applicant, or hotel developer, will provide a letter from the RWQCB indicating that the RWQCB does not object to surface development on the subject property and any required conditions.

2. All other requirements of Los Angeles Municipal Code shall be fully complied with as though written herein.

C. Conditions on Development and Design.

1. Graffiti removal and deterrence. The property owners and all successors shall acknowledge the applicability of the graffiti removal and deterrence requirements pursuant to Municipal Code Sections 91.8101-F, 91.8904.1 and 91.1707-E relative to the subject project, particularly with regard to the following:

- a. The first nine feet of exterior walls and doors, measured from grade, and all of any walls enclosing the property shall be built and maintained with a graffiti resistant finish consisting of either a hard, smooth, impermeable surface such as ceramic tile, baked enamel or a renewable coating of an approved, anti-graffiti material or a combination of both pursuant to Section 91.1707-E; and
- b. the period for compliance with a graffiti removal order issued by the Building and Safety Department is 15 days following which period with failure to perform, the City or its contractor is empowered to enter the property to remove such graffiti with costs accruing to the property owner (91.8904.1); and
- c. the period for compliance with a subsequent order for a subsequent occurrence is three days (91.8904.1.).
- d. In addition to a,b, and c above, exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vine, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

2. Landscape. All landscape areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor and approved by the Director of Planning or the Director's designee. The Director or the Director's designee shall determine whether the plan is in compliance with all provisions below, Xeriscape and Landscape ordinances, and the attached Exhibits:

- a. General. Landscaping shall consist of plant materials such as trees, shrubs and planted ground cover. All grade level planting areas shall be contained within a minimum six-inch-high continuous concrete curb. Patios or other hardscape shall not constitute landscaping.
 - b. General. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan.
 - c. Amount. Landscaping shall be equal to not less than five percent of the parking area, exclusive of walkways and trash areas. Shade providing trees shall be planted at a ration of one tree for every four surface parking spaces. The shade producing trees shall be approved by the Director of Planning or the Director's designee. The trees shall be located in such a manner and size so that the trees produce an overhead canopy effect that is anticipated to cover at least 50 percent of the parking area after ten years of growth.
3. Lighting(Night/Security). All lighting shall be shielded and directed onto the site. This condition shall not preclude the installation of low-level security lighting.
 - a. Parking areas: 3/4-foot candle flood lighting measured at the pavement.
 - b. Walkways and trash storage areas: Low level lighting. Areas of the subject site not covered by a building shall have night lighting for safety and security.
 4. Pay Phones. All pay phones on the subject property shall be inside the buildings where they can be readily monitored by facility staff.
 5. Police Department. Preparation of a plot plan in conformance with the Design Out Crime Guideline Booklet and Incorporate Crime Prevention Through Environmental Design (CPTED) to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. The plans shall

be to the satisfaction of LAPD Crime Prevention Section Personnel (213/485-3134).

6. Rooftop Mechanical Equipment and/or ductwork that exceeds the roof ridge or parapet wall, whichever is higher, shall be screened horizontal view with materials compatible with the design of the building.
7. Signs. Signs shall conform to provisions in Division 62 (Building Code) of the City of Los Angeles Building Code.
8. Utilities. All new utility lines that directly service the site shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service.
9. Walls Trash/Storage. Open areas devoted to trash storage or other storage shall be buffered so as not to result in noise, odor, or debris impacts. A solid masonry block walls or similar material as related building, a minimum of six feet in height, shall enclose trash and other storage areas. There shall be no openings except for gates.

CONDITIONS FOR PERMANENT "T"
CLASSIFICATION CLEARANCE RELATING TO
THE SUBJECT PROPOSED PROJECT

Provisions of the following will clear the conditions for the Permanent Classification or by posting of guarantees satisfactory to the City Engineer to assure the following without expense to the City of Los Angeles, with copies of any approvals or guarantees provided to the Planning Department for attachment to the subject City Plan Case file.

Notice. If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice. Certificates of Occupancies for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.); as required herein, are completed to the satisfaction of the City Engineer.

Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owners in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Furthermore, the agreement shall be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be given to the City Planning Department for attachment to the subject file.

1. Pursuant to Section 21.32.A of the Los Angeles Planning and Zoning Code, reclassification of the zone shall not occur until the recordation of the final map for Vesting Tract Map No. 52172, Block 01.

THE FOLLOWING FILE(S) ERASED

FILE	FILE TYPE	OPTION	TEL NO.	PAGE	RESULT
096	MEMORY TX		817148529011	12/12	OK

ERRORS

1) HANG UP OR LINE FAIL 2) BUSY 3) NO ANSWER 4) NO FACSIMILE CONNECTION



Boeing Realty Corporation
4060 Lakewood Blvd., 6th Floor
Long Beach, CA. 90808-1700
Kim Nichols
Direct (562) 627-3075
Fax (562) 627-3109

Fax

To: Joann/Integrated Environmental

From: Kim Nichols

Fax: 714-852-9011

Pages: 3

Phone: 714-852-9050

Date: 4-9-98

Re: Harbor Gateway Center

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply**

● **Comments:**

Per your request the following is the approval letter for the EIR on the zoning portion only.

If copy received incomplete or illegible
please contact Kim Nichols @ (562) 627-3075

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